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BUILDING STATISTICS, TASMANIA -- DECEMBER QUARTER, 1950.

The Deputy Commonwealth Statistician (Mr. J. C. Stephen), has made available the following particulars of New Building Statistics for the quarter ended 31st December, 1950, together with comparable data for preceding periods.

1. DEFINITIONS OF TERMS USED.

A statement of definitions of terms used will be found on pages 9 and 10.

2. SUMMARY FOR QUARTER ENDED 31ST DECEMBER, 1950.

Building statistics for Tasmania for December quarter, 1950, are summarized in the following tables. The figures indicate that new buildings commenced during the quarter and those under construction at the end of the period showed a continued upward movement whilst buildings completed declined slightly compared with levels reached during the September quarter.

A. - CONSTRUCTION OF NEW BUILDINGS, TASMANIA - DECEMBER QUARTER, 1950.

Description of Building and Constructing Agency	Commenced during December Quarter, 1950		Completed during December Quarter, 1950		Under Construction at 31 Dec., 1950		Value of work done during December Qr. 1950
	No. of Bldgs.	Value (a)	No. of Bldgs.	Value (a)	No. of Bldgs.	Value (a)	
		£'000		£'000		£'000	£'000
1. Houses (b).							
(i) Pte. Contractors							
On Pte. A/c.	254	535	320	637	875	1,507	610
On Gov. A/c.	126	219	151	263	468	861	346
(ii) Gov. Day Labour	207	291	166	231	355	593	257
(iii) Owner-Builders	450	764	233	354	1,749	2,896	615
<u>Total Houses</u>	1,037	1,809	870	1,485	3,447	6,257	1,828
2. Flats (c).							
(i) Pte. Contractors							
On Pte. A/c.	4	9	1	1	15	28	4
(ii) Govt. Day Labour	-	-	2	5	-	-	3
3. Shops with Dwellings							
(i) Pte. Contractors							
On Pte. A/c.	3	8	3	5	17	55	24
4. Shops w/o Dwellings							
(i) Pte. Contractors							
On Pte. A/c.	5	25	11	25	29	101	15
5. Hotels, Guest Houses etc.							
(i) Pte. Contractors							
On Pte. A/c.	2	20	-	-	6	124	6
On Gov. A/c.	-	-	-	-	4	169	32
6. Factories -							
(i) Pte. Contractors							
On Pte. A/c.	6	19	10	67	35	1,151	178
On Gov. A/c.	1	57	-	-	5	109	8
7. Other New Buildings							
(i) Pte. Contractors							
On Pte. A/c.	27	202	22	46	60	627	184
On Gov. A/c.	21	250	144	183	87	1,480	169
(ii) Govt. Day Labour	13	19	2	3	15	315	29
<u>Total Other New Buildings</u>	82	609	195	335	273	4,159	652

A. CONSTRUCTION OF NEW BUILDINGS, TASMANIA - DECEMBER QUARTER, 1950.

Description of Building and Constructing Agency	Commenced during December Quarter, 1950		Completed during December Quarter, 1950		Under Construction at 31 Dec., 1950		Value of work done during December Qr. 1950.
	No. of Bldgs.	Value (a)	No. of Bldgs.	Value (a)	No. of Bldgs.	Value (a)	
		£'000		£'000		£'000	£'000
All New Buildings.							
(i) Pte. Contractors							
On Pte. A/c.	301	818	367	781	1,037	3,993	1,021
On Gov. A/c.	148	526	295	446	564	2,619	555
(ii) Govt. Day Labour	220	310	170	239	370	908	289
(iii) Owner-Builders	450	764	233	354	1,749	2,896	615
<u>GRAND TOTAL</u>	1,119	2,418	1,065	1,820	3,720	10,416	2,480

- (a) When completed. (b) Temporary dwellings not included.
(c) Number indicates number of individual flats provided as new dwellings.

B. - PERSONS ACTUALLY WORKING ON JOBS CARRIED OUT BY BUILDERS OF NEW BUILDINGS IN TASMANIA AS AT 31ST DECEMBER, 1950.

Grade of Occupation	No.	Type of Occupation	No.	Work Engaged On	No.
Contractors	1,074	Carpenters	3,386	New Buildings -	
Sub-Contractors	581	Bricklayers	477	Houses	4,257
Wage Earners	5,166	Painters	367	Other New Buildings	1,733
		Electricians	205	Additions & Alterations	
		Plumbers	300	(b) -	
		Builders' Labourers	1,384	Houses	225
		Others	702	Other Buildings	306
				Repairs and Maintenance	
				(b)	300
Total	6,821	Total	6,821	Total	6,821

- (a) Includes estimate for persons working on owner-built jobs.
(b) Excludes principals and their employees engaged solely on alterations, additions and maintenance work.

Further elaboration of the above statistics together with comparisons with preceding periods are set out in the following sections of this report.

3. NEW HOUSES.

Note: "Houses" include owner built houses but not temporary or shop dwellings or flats.

(1) NEW HOUSES COMPLETED:

During the quarter ended 31st December, 1950, a total of 870 new houses was completed in Tasmania and although this represents a decrease of 168 compared with September quarter, 1950, the number was still higher than that recorded for any other quarter since 30th June, 1945. The numbers completed during December quarter in preceding years were 655 in 1949, 564 in 1948, 392 in 1947, 247 in 1946 and 113 in 1945. In the post-war period (September quarter 1945 to December quarter 1950) a total of 10,140 new houses has been completed in the State.

In addition to houses, 3 new dwellings were provided during the quarter by construction of new flats, while 3 shops with dwellings were also completed.

The 870 houses completed during December quarter, 1950, comprised 135 solid brick, concrete etc., 68 brick, concrete etc. veneer, 480 wood, 147 prefabricated wood and 40 fibro-cement houses. Of the total 10,140 houses completed since September quarter, 1945, 2,472 or 24.4% were of brick, concrete etc. construction and 7,668 or 75.6% of wood, etc. materials. For December quarter 1950, 203 or 23% of the total number of houses completed were of brick etc. and 667 or 77% of wood etc. materials.

The average recorded value of each house completed in Tasmania has risen at the following rate, viz. £903 in December quarter 1945, £1,097 in December quarter 1946, £1,110 in December quarter 1947, £1,312 in December quarter 1948, £1,424 in December quarter 1949, and £1,707 in December quarter 1950. For December quarter 1950, the average completed value of each brick, concrete, etc. house was £2,379 compared with £1,541 for each wood house and £900 for each fibro-cement etc. house. The corresponding average values for December quarter 1949 were brick etc. £1,961, wood £1,306 and fibro-cement £849. Since 1945-46 the average completed cost has risen 90% per brick etc. house and 80% per wood house.

(11) NEW HOUSES COMMENCED:

The number of new houses commenced during December quarter 1950 was £1,037, an increase of 69 on September quarter 1950 and the greatest number commenced in any quarter since September quarter 1945. Since July 1945 a total of approximately 13,538 new houses has been placed under construction in Tasmania.

(111) NEW HOUSES UNDER CONSTRUCTION:

During December quarter 1950 the number of new houses commenced exceeded the number completed by a fairly substantial margin, with the result that the number of houses under construction increased from 3,280 at 30th September, 1950, to 3,447 at 31st December, 1950. These figures compare with the following number of houses under construction at 31st December in preceding years: 1949, 3073; 1948 2,161; 1947, 1,847; 1946, 1,193; and 1945 546. The houses under construction at 31st December, 1950, were distributed, according to materials of outer-walls, as follows: Solid brick, concrete, 667 (19.4%); brick, concrete, etc. veneer 394 (11.4%); wood 1,906 (55.3%); prefabricated wood 296 (8.6%); fibro-cement 180 (5.2%); and others 4 (0.1%).

The following table shows in summary form the number of houses commenced, completed and under construction for the years 1945-46 to 1949-50, and September and December quarters, 1950.

NEW HOUSES. TASMANIA.

PERIOD	Commenced		Completed		Under construction at end of period	
	No.	Value	No.	Value	No.	Value
		£'000		£'000		£'000
1945-46	1,316 (a)	1,100 (a)	479	453	1,013	1,066
1946-47	1,642	1,854	1,070	1,137	1,557	1,802
1947-48	2,062	2,603	1,544	1,741	2,065	2,742
1948-49 - September Qr.	667	899	545	679	2,166	2,944
December Qr.	575	798	564	740	2,161	3,029
March Qr.	778	1,065	589	775	2,346	3,426
June Qr.	829	1,175	589	798	2,575	3,802
Year 1948-49	2,849	3,937	2,287	2,992	2,575	3,802
1949-50 - September Qr.	851	1,281	620	903	2,804	4,305
December Qr.	926	1,472	655	933	3,073	4,852
March Qr.	854	1,371	772	1,127	3,148	5,110
June Qr.	1,033	1,715	805	1,222	3,357	5,652
Year 1949-50	3,664	5,839	2,852	4,185	3,357	5,652
1950-51 - September Qr.	968	1,635	1,038	1,612	3,280	5,804
December Qr.	1,037	1,809	870	1,485	3,447	6,257
<u>Total since 1/7/1945</u>	<u>13,538</u>	<u>18,777</u>	<u>10,140</u>	<u>13,605</u>	-	-

(a) Estimated; actual figures not collected.

The total number of dwellings according to type, completed and under construction is set out in the following table -

CONSTRUCTION OF DWELLINGS ACCORDING TO TYPE, TASMANIA.

Period	Private Houses				New Flats (Dwelling units)(b)	Shops with Dwellings	Total
	Brick Concrete, etc. (a)	Wood	Fibro- Cement	Other			
Dwellings Completed - No.							
1945-46	111	356	12	-	-	2	481
1946-47	296	756	14	4	21	8	1,099
1947-48	373	1,127	41	3	4	8	1,556
1948-49	534	1,606	140	7	25	28	2,340
1949-50 - Sept. Qr.	160	431	29	-	16	2	638
Dec. Qr.	155	447	50	3	2	4	661
March Qr.	200	527	41	4	1	6	779
June Qr.	207	550	45	3	5	6	816
Year 1949-50	722	1,955	165	10	24	18	2,894
1950-51 - Sept. Qr.	233	748	56	1	5	8	1,051
Dec. Qr.	203	627	40	-	3	3	876
TOTAL SINCE 1/7/1945	2,472	7,175	468	25	82	75	10,297

Dwellings under Construction - No.

1949 - 31st December	1,018	1,891	157	7	20	14	3,107
1950 - 31st December	1,061	2,202	180	4	15	17	3,479

(a) Includes Veneers.

(b) Conversions into Flats are excluded.

In the next table the types of new houses completed and under construction are shown as percentages of the total number of new houses, and the average costs of each completed new house according to type for the periods shown.

PERCENTAGE DISTRIBUTION & AVERAGE RECORDED COST OF EACH TYPE OF NEW HOUSE,
TASMANIA.

PERIOD	Percentage distribution						Average recorded cost per New House completed (c).		
	Completed			Under Construction at end of period			Brick (a)	Wood	Fibro etc. (b)
	Brick (a)	Wood	Fibro etc. (b)	Brick (a)	Wood	Fibro etc. (b)			
	%	%	%	%	%	%	£	£	£
1945-46	23.2	74.3	2.5	29.7	68.9	1.4	1,252	857	750
1946-47	27.7	70.6	1.7	30.4	68.0	1.6	1,392	939	833
1947-48	24.2	73.0	2.8	30.6	65.6	3.8	1,582	988	841
1948-49	23.4	70.2	6.4	33.5	61.3	5.2	1,830	1,183	782
1949-50	25.3	68.6	6.1	33.5	61.6	4.9	2,012	1,315	926
1949 - Dec. Qr.	23.7	68.2	8.1	33.1	61.6	5.3	1,961	1,306	849
1950 - March Qr.	25.9	68.3	5.8	33.3	61.6	5.1	1,990	1,309	867
June Qr.	25.7	68.3	6.0	33.5	61.6	4.9	2,082	1,360	896
Sept Qr.	22.4	72.1	5.5	31.7	63.9	4.4	2,155	1,424	789
Dec. Qr.	23.3	72.1	4.6	30.8	63.9	5.3	2,379	1,541	900

(a) Includes Stone, Concrete and Veneers.

(b) Fibro-Cement and Other.

(c) Average cost is obtained by dividing total number of houses completed into the total value of houses as stated by builders. As averages, they relate to houses of the size and standard completed in the relevant period, and cannot be regarded as an index of the cost of erecting houses of a particular size or standard.

TABLE 1. COST OF NEW HOUSING BY TYPE OF HOUSING

Period	Dwellings Completed - No.				Dwellings Under Construction - No.			
	Single-Family	Two-Family	Other	Total	Single-Family	Two-Family	Other	Total
1940-44	111	150	12	273	10	24	3	37
1945-49	290	750	4	1,044	14	30	1	45
1950-54	373	1,127	3	1,503	17	35	1	53
1955-59	456	1,500	7	1,963	22	40	1	63
1960-64	410	1,231	29	1,670	20	35	1	56
1965-69	490	1,175	40	1,705	23	38	1	62
1970-74	500	1,215	41	1,756	24	39	1	64
1975-79	507	1,200	18	1,725	25	40	1	66
1980-84	722	1,955	152	2,829	38	75	3	116
1985-89	533	1,175	2	1,710	30	55	1	86
1990-94	503	1,215	10	1,728	27	50	1	78
TOTAL	4,175	12,175	258	16,608	258	525	25	808

Source: U.S. Department of Commerce, Bureau of Economic Analysis, Housing Starts, 1940-1994. Data for 1940-1944 are based on annual reports of the Census of Housing. Data for 1945-1994 are based on quarterly reports of the Census of Housing. Data for 1990-1994 are preliminary.

(a) Includes all new housing starts, regardless of whether the housing is for sale or for rent. (b) Excludes all new housing starts that are for the construction of new housing units that are to be used for other than residential purposes. (c) Excludes all new housing starts that are for the construction of new housing units that are to be used for other than residential purposes.

TABLE 2. PERCENTAGE DISTRIBUTION OF NEW HOUSING BY TYPE OF HOUSING

Period	Dwellings Completed - %				Dwellings Under Construction - %			
	Single-Family	Two-Family	Other	Total	Single-Family	Two-Family	Other	Total
1940-44	40.3	54.9	4.8	100.0	27.7	64.9	7.4	100.0
1945-49	27.7	71.8	0.5	100.0	32.3	66.7	1.0	100.0
1950-54	24.8	75.0	0.2	100.0	35.7	63.3	1.0	100.0
1955-59	23.4	76.6	0.0	100.0	38.9	61.1	0.0	100.0
1960-64	24.5	75.5	0.0	100.0	35.7	64.3	0.0	100.0
1965-69	29.3	69.7	1.0	100.0	35.7	64.3	0.0	100.0
1970-74	28.3	71.7	0.0	100.0	38.9	61.1	0.0	100.0
1975-79	29.3	69.7	1.0	100.0	35.7	64.3	0.0	100.0
1980-84	25.5	74.5	0.0	100.0	45.7	54.3	0.0	100.0
1985-89	30.8	69.2	0.0	100.0	34.3	65.7	0.0	100.0
1990-94	28.3	71.7	0.0	100.0	33.3	66.7	0.0	100.0

Source: U.S. Department of Commerce, Bureau of Economic Analysis, Housing Starts, 1940-1994. Data for 1940-1944 are based on annual reports of the Census of Housing. Data for 1945-1994 are based on quarterly reports of the Census of Housing. Data for 1990-1994 are preliminary.

IV. NEW HOUSES ACCORDING TO MUNICIPALITIES:

December quarter 1950 particulars for the numbers and values of houses commenced, completed, and under construction according to local government areas, together with those for building permits issued for houses are shown in the next two tables.

A. SUMMARY: BUILDING PERMITS GRANTED AND CONSTRUCTION OF NEW HOUSES, DECEMBER QUARTER, 1950.

Area	Building Permits granted during Quarter		Commenced during Quarter		Completed during Quarter		Under Construct- ion at end of Quarter	
	No.	Value (a)	No.	Value (a)	No.	Value (a)	No.	Value (a)
		£'000		£'000		£'000		£'000
Hobart, City	60	162	85	223	56	138	273	693
Hobart, Suburbs -								
Clarence (b)	83	188	77	152	55	104	281	539
Kingborough (b)	24	49	23	72	16	36	623	1171
Glenorchy	151	283	161	295	145	271	85	218
Total Suburbs	258	520	261	519	216	411	989	1,928
<u>Total Hobart and Suburbs</u>	318	682	346	742	272	549	1,262	2,621
Launceston, City	55	121	63	134	55	109	268	576
Launceston, Suburbs (b) -								
Beaconsfield	67	76	68	70	54	64	95	135
Evandale	3	5	-	-	-	-	1	2
Lilydale	9	13	12	25	7	13	28	52
St. Leonards	37	78	35	62	38	74	152	270
Westbury	3	4	-	-	-	-	7	8
Total Suburbs	119	176	115	157	99	151	283	467
<u>Total Launceston and Suburbs</u>	174	297	178	291	154	260	551	1,043
All Other Areas	(c) 449	(c) 669	513	776	444	676	1,634	2,593
Total Tasmania	(c) 941	(c) 1648	1,037	1,809	870	1,485	3,447	6,257

(a) Value when completed.

(b) Suburban areas only of these Municipalities.

(c) Excluding those Municipalities which do not require a permit to build.

Statement of the Board of Directors of the
American Telephone and Telegraph Company
for the year ended December 31, 1934

Assets		Liabilities and Capital	
Cash and cash equivalents	1,000,000	Accounts payable	500,000
Accounts receivable	2,000,000	Notes payable	1,000,000
Prepaid expenses	500,000	Long-term debt	5,000,000
Property, plant, and equipment	10,000,000	Capital stock	10,000,000
Goodwill	500,000	Reserves	5,000,000
Other assets	1,000,000		
Total	15,000,000	Total	15,000,000

Income Statement		Balance Sheet	
Operating income	1,000,000	Assets	Liabilities and Capital
Interest income	500,000	Cash and cash equivalents	Accounts payable
Dividend income	200,000	Accounts receivable	Notes payable
Other income	100,000	Prepaid expenses	Long-term debt
Total income	1,800,000	Property, plant, and equipment	Capital stock
Operating expenses	(800,000)	Goodwill	Reserves
Interest expense	(300,000)	Other assets	
Depreciation	(200,000)	Total	Total
Other expenses	(100,000)		
Total expenses	(1,400,000)		
Net income	400,000		

**B. BUILDING PERMITS FOR, AND CONSTRUCTION OF NEW HOUSES ACCORDING
TO STATISTICAL DIVISIONS AND LOCAL GOVERNMENT AREAS - December Quarter, 1950.**
(Including Owner-Built Houses.)

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Statistical Divisions and Local Government Areas	Building Per- mits granted during Qtr.		Commenced during Quarter		Completed during Quarter		Under Constru- tion at end of Quarter	
	No.	Value(a)	No.	Value(a)	No.	Value(a)	No.	Value (a)
		£'000		£'000		£'000		£'000
URBAN DIVISION.								
Hobart, City	60	162	85	223	56	138	273	693
" Suburbs	258	520	261	519	216	411	989	1,528
Launceston, City	55	121	63	134	55	109	268	576
" Suburbs	119	176	115	157	99	151	283	467
Total Urban Division	492	979	524	1,033	426	809	1,813	3,664
NORTH WESTERN DIVISION.								
Burnie	59	106	70	120	64	120	288	516
Circular Head	11	19	4	3	10	14	37	49
Deloraine	7	7	2	6	4	7	21	34
Devonport	68	119	65	120	59	103	260	468
Kentish	3	4	4	6	1	1	17	26
King Island	6	17	8	15	6	13	17	33
Latrobe	18	22	15	20	11	11	36	47
Penguin	11	18	16	25	33	52	41	65
Ulverstone	36	49	30	51	18	28	95	159
Wynyard	17	30	31	51	21	34	78	120
Total North-Western Div.	236	391	245	417	227	383	890	1,517
NORTH-EASTERN DIVISION								
Beaconsfield (b)	20	25	14	8	15	17	54	87
Fingal	9	7	13	10	7	10	39	47
Flinders Island	-	-	-	-	-	-	2	4
George Town	17	23	28	44	15	23	47	64
Lilydale (b)	3	5	1	1	3	2	7	9
Portland	9	5	4	3	7	8	6	7
Ringarooma	2	2	1	2	2	3	7	7
Scottsdale	9	14	11	23	4	7	31	53
Total North-Eastern Div.	69	81	72	91	53	70	203	278
NORTH-MIDLAND DIVISION								
Evandale (b)	1	2	4	5	1	1	9	13
Longford	13	18	11	21	9	20	55	92
St. Leonards (b)	13	20	8	10	4	5	21	31
Westbury (b)	8	13	5	6	8	10	27	36
Total North-Midland Div.	35	53	28	42	22	36	112	172
MIDLAND DIVISION								
Bothwell	1	1	6	5	7	7	2	1
Campbell Town	2	1	12	24	18	32	16	21
Hamilton	27	25	17	18	28	26	12	19
Oatlands	1	2	1	2	3	9	8	11
Ross	1	2	2	3	3	3	3	4
Total Midland Division	32	31	38	52	59	77	41	56
SOUTH-EASTERN DIVISION								
Brighton	-	-	2	4	1	2	3	5
Clarence (b)	19	23	30	47	6	6	79	118
Glamorgan	6	6	6	5	2	2	8	7
Green Ponds (c)	-	-	-	-	1	2	-	-
Richmond	2	3	-	-	7	7	4	3
Sorell	6	4	5	4	9	7	31	33
Spring Bay	5	7	12	13	-	-	23	26
Total South-Eastern Div.	38	43	55	73	26	26	148	192
SOUTHERN DIVISION.								
Brny	3	14	1	1	2	3	4	3
Esperance (c)	-	-	1	1	1	1	2	3
Huon	9	10	5	6	10	12	19	24
Kingborough (b)	6	10	11	14	6	7	28	46
New Norfolk	19	35	32	45	18	31	146	239
Port Cygnet	-	-	2	4	6	10	7	13
Tasman	2	1	4	3	-	-	13	18
Total Southern Division	39	70	56	74	43	64	219	346
WESTERN DIVISION								
Queenstown	-	-	14	19	2	4	16	25
Strahan	-	-	1	2	-	-	1	2
Zealand	-	-	4	6	12	16	4	5
Total Western Division	-	-	19	27	14	20	21	32
Total Country Divisions	449	669	513	776	444	676	1,634	2,593
TOTAL TASMANIA	941	1,648	1,037	1,809	870	1,485	3,447	6,257

(a) Value when completed. (b) Country sections only of these municipalities.
(c) Building permits not issued in these municipalities.

4. NEW BUILDINGS (OTHER THAN HOUSES).

Note: Values quoted exclude the cost of land on which the buildings are erected.

The value of other new buildings under construction at 31st December, 1950, reached the record figure of £4,159,000 which may be compared with £2,415,000 at the same date in 1949, £1,660,000 in 1948, £1,286,000 in 1947, £691,000 in 1946 and £314,000 in 1945. The value of factories under construction at 31st December, 1950, was £1,260,000 or 30% of the total value of all other buildings under construction at that date. Ten new factories were completed during the quarter.

The value of other new buildings completed during December quarter, 1950, was £335,000, compared with £566,000 during September quarter, 1950, and £252,000 during December quarter, 1949.

The progress made in the construction of new buildings, other than houses, may be seen in the next table which shows values of new buildings commenced, completed and under construction according to type for each year since 1945-46 and the last six quarters.

VALUE OF NEW BUILDINGS (OTHER THAN HOUSES).

PERIOD	Flats £'000	Shops with Dwelling £'000	Shops Without Dwelling £'000	Hotels, Guest Houses etc. £'000	Factor- ies £'000	Other New Blds. £'000	Total New Blds. £'000
<u>COMMENCED DURING PERIOD:</u>							
1945-46 (a)	-	-	-	-	-	-	-
1946-47	10	12	39	41	458	304	864
1947-48	25	26	40	57	311	545	1,004
1948-49	43	36	38	229	454	634	1,434
1949-50, Sep. Qr.	5	10	14	11	336	92	468
Dec. Qr.	12	1	20	3	199	306	541
Mar. Qr.	2	5	25	45	216	362	655
June Qr.	5	20	5	38	148	660	876
Year 1949-50	24	36	64	97	899	1,420	2,540
1950-51, Sep. Qr.	3	16	59	33	108	346	565
Dec. Qr.	9	8	25	20	76	471	609
Total since 1/7/46	114	134	265	477	2,306	3,720	7,016
<u>COMPLETED DURING PERIOD:</u>							
1945-46	-	3	6	-	11	154	174
1946-47	17	9	12	4	51	187	280
1947-48	5	16	23	17	310	167	538
1948-49	29	30	32	107	334	286	818
1949-50, Sep. Qr.	20	4	32	3	248	80	387
Dec. Qr.	1	6	7	44	138	56	252
Mar. Qr.	1	12	18	13	30	110	184
June Qr.	6	13	9	25	147	134	334
Year 1949-50	28	35	66	85	563	380	1,157
1950-51, Sep. Qr.	9	26	20	22	338	151	566
Dec. Qr.	6	5	25	-	67	232	335
Total since 1/7/45	94	124	184	235	1,674	1,557	3,868
<u>UNDER CONSTRUCTION:</u>							
1946, 30th Sept.	11	11	10	6	365	253	656
1947, " "	9	15	39	45	496	396	1,000
1948, " "	41	47	25	114	638	657	1,522
1949, " "	21	37	47	152	944	907	2,108

VALUE OF NEW BUILDINGS (OTHER THAN HOUSES). (CONTD.).

PERIOD	Flats £'000	Shops with Dwelling £'000	Shops Without Dwelling £'000	Hotels, Guest Houses etc. £'000	Factor- ies £'000	Other New Blds. £'000	Total New Blds. £'000
		<u>UNDER CONSTRUCTION:</u>					
1949, 31 Dec.	33	30	54	114	1,010	1,174	2,415
1950, 31 March	39	24	62	146	1,179	1,360	2,810
1950, 30 June	32	35	62	169	1,222	1,818	3,338
1950, 30 Sept.	25	39	111	274	1,160	2,090	3,699
1950, 31 Dec.	28	55	101	293	1,260	2,422	4,159

(a) Information not collected.

5. VALUE OF ALL BUILDINGS.

The value of all new buildings (including houses) completed in Tasmania during December quarter, 1950, was £1,820,000, a decline of £358,000 compared with September quarter, 1950. However the December quarter value of completions (£1,820,000) compares favourably with £1,556,000 for June quarter, 1950, £1,311,000 for March quarter, 1950, and £1,185,000 for December quarter, 1949. New houses valued at £1,485,000 comprised 81.6% of the total figure for completions in December quarter, 1950, compared with a value of £933,000 or 78.7% of the total value of completions in December quarter, 1949.

The value of all new buildings under construction at the 31st December, 1950, was £10,416,000, representing a slight increase on the figure of £9,503,000 recorded as at 30th September, 1950. These figures compare with £2,007,000 for value of new buildings under construction at 31st December, 1946.

In comparing these money values, due allowance should be made for increases in building costs.

6. VALUE OF WORK DONE ON NEW BUILDINGS.

The value of work done on new buildings during December quarter, 1950, has been calculated from new data collected from builders in returns for the September and December quarters. According to the information recorded on the returns, the value of work done during December quarter, 1950, on new buildings in Tasmania was £2,480,000. Of this total, £1,828,000 or 73.7% was in respect of new houses and £652,000 or 26.3% represented value of work done during the quarter on other new buildings. Hobart and Suburbs accounted for £847,000 or 34.2% of the total value, Launceston and Suburbs accounted for £446,000 or 18.0% and the rest of the State for £1,187,000 or 47.8%. Further details relating to value of work done during December quarter, 1950, are contained in the following table -

VALUE OF WORK DONE ON NEW BUILDINGS IN TASMANIA DURING DECEMBER QTR., 1950.

	Hobart			Launceston			Rest of State	Total Tasman- ia
	City £'000	Suburbs £'000	City & Suburbs £'000	City £'000	Suburbs £'000	City & Suburbs £'000	£'000	£'000
Houses -								
Brick, Concrete, etc. (a)	124	125	249	97	70	167	198	614
Wood	43	339	382	53	120	173	583	1,138
Fibro-Cement	1	2	3	1	7	8	62	73
Other	-	1	1	2	-	2	-	3
Total Houses	168	467	635	153	197	350	843	1,828
Flats	4	-	4	2	-	2	1	7
Shops with Dwelling	11	9	20	-	-	-	4	24
Shops without Dwelling	-	8	8	-	1	1	6	15
Hotels, Guest Houses, etc.	8	3	11	16	-	16	11	38
Factories	22	15	37	16	17	33	116	186
Other New Buildings	88	44	132	30	14	44	206	382
Total Other Buildings	133	79	212	64	32	96	344	652
Total New Buildings	301	546	847	217	229	446	1,187	2,480

Local	Other	State	Federal	Total
100.00	100.00	100.00	100.00	400.00
100.00	100.00	100.00	100.00	400.00

THE COMMISSION

100.00	100.00	100.00	100.00	400.00
100.00	100.00	100.00	100.00	400.00
100.00	100.00	100.00	100.00	400.00

THE COMMISSION

100.00	100.00	100.00	100.00	400.00
100.00	100.00	100.00	100.00	400.00
100.00	100.00	100.00	100.00	400.00

THE COMMISSION

100.00	100.00	100.00	100.00	400.00
100.00	100.00	100.00	100.00	400.00
100.00	100.00	100.00	100.00	400.00

THE COMMISSION

100.00	100.00	100.00	100.00	400.00
100.00	100.00	100.00	100.00	400.00
100.00	100.00	100.00	100.00	400.00

THE COMMISSION

100.00	100.00	100.00	100.00	400.00
100.00	100.00	100.00	100.00	400.00
100.00	100.00	100.00	100.00	400.00

THE COMMISSION

100.00	100.00	100.00	100.00	400.00
100.00	100.00	100.00	100.00	400.00
100.00	100.00	100.00	100.00	400.00

THE COMMISSION

100.00	100.00	100.00	100.00	400.00
100.00	100.00	100.00	100.00	400.00
100.00	100.00	100.00	100.00	400.00

THE COMMISSION

100.00	100.00	100.00	100.00	400.00
100.00	100.00	100.00	100.00	400.00
100.00	100.00	100.00	100.00	400.00

.7. PERSONS WORKING ON NEW BUILDINGS.

Note: The figures quoted below include estimates for persons working on owner-built houses, but exclude principals and their employees engaged solely on alterations and additions.

There were 5,166 persons, including 1,655 working principals working on new building construction in Tasmania at 31st December, 1950. Of these 3,386 were carpenters by trade, 1,384 builders labourers and 477 bricklayers.

The number of workers engaged at 31st December each year has increased as follows: 1946, 3,099; 1947, 4,063; 1948, 4,849; 1949, 5,901; while the number reached 6,821 at 31st December, 1950. Of the latter number 5,057 were working on private contract jobs, 760 on owner-built jobs and 1,004 on government day labour projects. The returns indicated that at 31st December, 1950, 4,257 were working on new houses, 1,733 on other new buildings, 225 on additions and alterations to houses, 306 on alterations and additions to other new buildings and 300 on repairs and maintenance work.

Details of the number of workers classified according to type of occupation and grade of occupation at 30th June, 1946, and later dates are as follows -

WORKERS (a) ENGAGED ON JOBS CARRIED OUT BY BUILDERS OF NEW BUILDINGS IN TASMANIA.

OCCUPATION	NUMBERS AT							
	30 June 1946	30 June 1947	30 June 1948	31 Dec. 1949	31 Mar. 1950	30 June 1950	30 Sep. 1950	31 Dec. 1950
Carpenters	1,083	1,750	2,048	2,895	3,080	3,152	3,208	3,386
Bricklayers	217	257	284	396	428	402	467	477
Painters	207	214	248	313	394	360	397	367
Electricians	79	123	137	162	190	208	239	205
Plumbers	140	150	206	264	265	266	316	300
Builders' Labourers	466	721	770	1,256	1,411	1,303	1,448	1,384
Others	322	424	603	615	641	739	718	702
<u>Total Workers</u>	<u>2,514</u>	<u>3,639</u>	<u>4,296</u>	<u>5,901</u>	<u>6,409</u>	<u>6,430</u>	<u>6,793</u>	<u>6,821</u>

GRADE OF OCCUPATION:

Contractors (a)	330	578	716	1,044	1,114	1,159	1,113	1,074
Sub-Contractors	232	297	375	422	454	506	622	581
Wage Earners	1,952	2,764	3,205	4,435	4,841	4,765	5,058	5,166

(a) Actually working on jobs.

8. DEFINITIONS OF TERMS USED.

Owner-Builder: For the purpose of this Bulletin, an owner-builder is a person who is actually building his own house or is having his house built under his own direction without the services of a Contractor.

Commenced: A building is regarded as having been commenced when work on foundations has begun. Owing to the difficulty of defining the exact point that this represents in building operations, it is probable that interpretations placed upon it by informants are not entirely uniform.

Completed: A building is regarded as having been completed when the builder has fulfilled the terms of the contract. As with commencements, the interpretations placed upon this definition may vary.

Under Construction: A building remaining uncompleted at the end of a period is regarded as being under construction regardless of whether construction was actively proceeding on that particular date.

Employment: The figures of employment relate to persons actually working on new buildings on a specified day. They include working principals, employees, men working as, or for, sub-contractors and men temporarily laid off on account of weather. In addition, they include some employees engaged on alterations, additions, renovations or repairs to buildings when these jobs are undertaken by a contractor who builds new buildings. The figures include estimates for persons working on owner-built houses.

Values: All values shown exclude the value of land and represent the estimated value of buildings on completion.

EXPLANATORY NOTES.

All figures in this Bulletin relate to the operations of private contractors, Government Authorities and owner-builders.

Figures relate only to the operations of persons who build

New Buildings.

Alterations, additions, renovations and repairs to buildings are excluded, because of the difficulty in obtaining complete lists of persons who engage in these operations.

Figures for houses exclude converted military huts, temporary dwellings, flats, and shop dwellings. Some houses built on farms are excluded but these do not affect the figures materially.

Commonwealth Bureau of
Census and Statistics,
T. & G. Building,
Hobart.

J. C. Stephen,
Deputy Commonwealth Statistician.

16th April, 1951.

